

003.A

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

366,200 /

366,200

366,200 /

366,200

366,200 /

366,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		MASS AVE, ARLINGTON

OWNERSHIP

Unit #: 4

Owner 1:	LIU MANWAY
Owner 2:	
Owner 3:	

Street 1: 130 MASS AVENUE #4

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MCPHEE ANDREW L & -

Owner 2: MOSES ALICE N -

Street 1: 130 MASS AVENUE #4

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Asbestos Exterior and 1112 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6029																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	366,200			366,200		
							151837
							GIS Ref
							GIS Ref
							Insp Date
							12/04/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	360,800	0	.	.	360,800	360,800	Year End Roll	12/18/2019
2019	102	FV	387,800	0	.	.	387,800	387,800	Year End Roll	1/3/2019
2018	102	FV	343,200	0	.	.	343,200	343,200	Year End Roll	12/20/2017
2017	102	FV	313,100	0	.	.	313,100	313,100	Year End Roll	1/3/2017
2016	102	FV	313,100	0	.	.	313,100	313,100	Year End	1/4/2016
2015	102	FV	289,500	0	.	.	289,500	289,500	Year End Roll	12/11/2014
2014	102	FV	276,400	0	.	.	276,400	276,400	Year End Roll	12/16/2013
2013	102	FV	276,400	0	.	.	276,400	276,400		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
MCPHEE ANDREW L	120-2		2/17/2012		295,000
TUCKER JAY H,	112-38		5/28/2010		290,000
MAZZEO GERARD	U64-115		3/30/1999		146,250
					No No D

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
6/19/2003	478	Renovate	15,000						12/4/2017	Measured	DGM	D Mann											
									5/16/2012	MLS	EMK	Ellen K											
									5/6/2000		197	PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA _____

_____/_____/_____

**USER DEFINED**

Prior Id # 1:	151837
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:10:33
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			Building Number 11.										
Sty Ht: 2T - 2 & 3/4 Sty				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 5 - Asbestos				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 2 - Hip				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good													
Color: BLUE				A Kits:	Rating:													
View / Desir: N - NONE				Fapl: 0	Rating: Average													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1915	Eff Yr Blt:			Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct: G4		Fact:	.	Floor: 1 - 1st Floor														
Const Mod:				% Own: 16.670000076														
Lump Sum Adj:				Name: 15 - 6029														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %	Functional:		Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Economic:		Special:		Interior:		1	5	2	0					
Sec Int Wall:		%		Override:				Additions:										
Partition: T - Typical								Kitchen:										
Prim Floors: 4 - Carpet								Baths:										
Sec Floors:		%						Plumbing:										
Bsmnt Flr: 12 - Concrete								Electric:										
Subfloor:								Heating:										
Bsmnt Gar:								General:										
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO		Central Vac:	NO															
% Com Wall		% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 003.A-0001-0004.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				